Approved November 4, 2026

TOWN OF JEFFERSON PLANNING BOARD
Meeting Minutes
October 6, 2026

Members Present: Bill Farren (Chair), Dana Clark, Joan Jackson, Gary Olsen, Joe Russano

Members Absent:

Others Present: David Studwell, Selma O'Malley (LCN)

Noting a quorum present, Chair Bill Farren called the meeting to order at 6:00 PM.

Bill shared the September 1, 2026 meeting minutes and provided an update on Action Items.

Bill moved to **APPROVE** the minutes as submitted. Second by Joan. All in favor, 5-0

PUBLIC COMMENT None

NEW BUSINESS

Kathleen Mulligan & David Studwell (Map 042 Lot 009) 217 Waldoboro Road

David Studwell described the project as an expansion of the existing deck and screening in the expanded deck. He also indicated the existing stairway will not be moved and will adjust the plan accordingly.

Bill and Joan did a courtesy visit and confirmed the setback measurements in the plan. With the east side of the deck railing 92' from Davis Stream, any new work cannot be any closer to Davis Stream than that. David concurred.

There was a brief discussion on whether the 75' setback for streams or the 100' setback for lakes applies. Bill advised the 100' setback applies as seen on the town's shoreland zoning map.

Bill moved to **APPROVE** the permit with the condition a revised site plan drawing be submitted that reflects the minor changes discussed in the meeting. Second by Dana. All in favor, 5-0

Darryl Flagg (Map 039 Lot 032) 59 Flagg Road (Tentative)

Darryl called Bill and informed him this project is being delayed until next year.

OLD BUSINESS

Proposal for Septic System Inspection for Shoreland Zone Properties

Bill noted he did not have a chance to meet with the Select Board but will do so soon.

> **Action Item**: Bill to research the Select Board's questions (the town's liability for failed septic systems and how would it be enforced) with the city of Auburn and the town of Lovell who are working on a similar tract.

OTHER BUSINESS

Bill provided a brief update on the following inquiries he dealt with since the last meeting:

- Email inquiry: Does a pergola on wheels require a building permit?

  Action Item: Bill to update requestor indicating no permit is needed based on Building Ordinance section 3, paragraph E.3.

- Maine Cannabis Law Update

Noting that the next monthly meeting is on Election Day, Tuesday, November 3rd, there was consensus to move our meeting to Wednesday, November 4th.

Action Item: Bill to request the town office to post public notices regarding the change in the November meeting date.

ADJOURNMENT

Bill moved to **ADJOURN** the meeting at 6:28 PM. Second by Joe. All in favor 5-0.
Next meeting: November 4, 2026 at 6:00 PM in the town office.

Respectfully submitted,

Bill
Bill Farren, Chair

William Farren William Farren

Dana Clark ABSENT

Joan Jackson Joan Jackson

Gary Olsen Gary Olsen

Joe Russano ABSENT